



## WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

March 15, 2010

1003-PUD-04

<b>PETITION NUMBER:</b>	1003-PUD-04	
<b>APPROXIMATE ADDRESS:</b>	3600 East 161 <sup>st</sup> Street	
<b>PETITIONER:</b>	Adams and Marshall Homes, Inc.	
<b>REPRESENTATIVE:</b>	Jon Dobosiewicz, Nelson & Frankenberger	
<b>REQUEST:</b>	Amendment to the development standards for an area of Parcel J of the Bridgewater PUD.	
<b>CURRENT ZONING:</b>	Bridgewater PUD	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY:</b>	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49)
	0908-PUD-04	Amendment to allow transitional health care uses (Ord. 09-17)
	1001-PUD-02	Amendment to development standards for Parcel M4 (Ord. 10-01)
<b>EXHIBITS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. TAC Letter</li><li>4. Petitioner's Proposal</li><li>5. Neighbor Meeting Report</li></ol>	

### **PETITION HISTORY**

This petition was introduced at the February 8, 2010 City Council meeting. It was reviewed at the February 18, 2010 Technical Advisory Committee meeting, and it received a public hearing at the March 1, 2010 Advisory Plan Commission meeting. It is scheduled to receive a recommendation from the Advisory Plan Commission at the March 15, 2010 meeting.

### **PROCEDURAL**

- The primary purpose of the Second Monthly Meeting is to take action on matters that have received a public hearing at the previous Advisory Plan Commission meeting. However, in some instances the Advisory Plan Commission (the "APC") may hold a public hearing at this meeting as well. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.
- The recommendation of approval from the APC to the City Council may be made at the March 15, 2010 APC meeting.

### **PROJECT DESCRIPTION**

The subject property is approximately eight (8) acres in size and is located within Parcel J of the



Bridgewater PUD District (the “Property”). The proposed amendment would allow the proposed single-family detached housing product to be built on the Property. Single-family detached homes are a permitted use; however, the area was originally designed and platted for attached single-family structures (duplexes, tri-plexes, and quads).

Two (2) attached-unit buildings, a detention pond, and a significant amount of the infrastructure have been constructed to-date. The proposal is to maintain the existing layout and build detached single-family structures instead of attached. The Bridgewater PUD Ordinance states that the developer is to select the development standards for single-family detached housing projects within Parcel J. The developer, Throgmartin-Henke, selected the Parcel H development standards be applied to this area of Parcel J.

In order to maintain the same density and layout of the previously-approved plat for attached housing, the proposed amendment seeks to modify three (3) standards. The first amendment would modify the way the lot width at building line is calculated, so that the few lots with narrower frontages could be utilized. The second amendment would reduce the minimum lot area from 7,500 square feet to 5,000 square feet. The third amendment would reduce the minimum front yard setback from twenty (20) feet to fifteen (15) feet, with an eighteen (18) foot setback for garages.

## **PUBLIC POLICIES**

### **Comprehensive Plan-Feb 2007**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). Detached dwellings are appropriate in the Suburban Residential area (p. 38).

### **Thoroughfare Plan-Feb 2007**

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Gray Road as a “Secondary Arterial” (p. 4-20), and recommends a minimum dedication of a sixty (60) foot half right-of-way (p. 5-3). The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3). The remainder of the affected roads are classified as “Local Roads”.

### **Parks & Recreation Master Plan-Dec 2007**

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The required eight (8) foot wide multi-use path along Gray Road has been installed.

### **Water & Sewer System-Aug 2005**

The Property is currently served by water and sewer lines. The systems were designed to accommodate the number of proposed houses.

### **Annexation**

The Property is within the corporate boundaries of the City of Westfield.



Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

**INDIANA CODE**

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). Detached dwellings are appropriate in the Suburban Residential area (p. 38).

2. Current conditions and the character of current structures and uses.

Part of the Property is being used residentially and the remaining part was planned to be used residentially, but is currently vacant. The Property is located in the Bridgewater PUD and is zoned for residential uses.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that Suburban Residential development, including detached dwellings is appropriate for this area. The Bridgewater PUD allows for the proposed use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.



## WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

March 15, 2010

1003-PUD-04

### **PROCESS REQUIREMENTS**

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	02/02/10	-	Compliant
Fees	02/03/10	-	Compliant
Legal Description	02/02/10	-	Compliant
Consent Form	NA	-	NA
PUD Ordinance Amendment	02/02/10	02/19/10	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/26/10	Compliant
Notice - Sign on site	02/19/10	Compliant
Notice - Newspaper	02/19/10	Compliant
Notice - Mail	02/19/10	Compliant

### **STAFF RECOMMENDATION**

- Forward a positive recommendation of the presented PUD amendment to the City Council.

\*\*\*\*\*

***KMT***